



Colonel Stephens Way, Tenterden, TN30 6EZ

GUIDE PRICE £525,000 - £550,000



GUIDE PRICE £500,000 - £525,000. A well-presented four-bedroom, detached family home with a generous open plan kitchen/dining room, double garage and driveway, located in a popular residential area providing easy access to local amenities and within walking distance to the tree lined High Street of Tenterden.

This smart, family home has been well cared for by the current owners who have lived here since the property was built twenty three years ago. The accommodation offers entrance hall with stairs to first floor and built in storage beneath. The spacious, double aspect sitting room includes a feature fireplace with double doors leading out into the rear garden. The open plan kitchen/dining room includes a range of units and integrated appliances. A useful utility room leads off here directly out to the rear garden.

The first floor offers four double bedrooms including the master bedroom with fitted wardrobes and en-suite and a separate, modern family bathroom.

Externally to the front, the property offers a block paved driveway leading to the detached double garage. Off road parking is provided for several cars in front of the garage. Rear door from the garage leads directly into the garden. The front and side gardens are mainly laid to lawn. The garden shed has been insulated and with its own electrical feed is ideal for use as an office.

Colonel Stephens Way is situated a short walk from the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants. This family home is ideally situated for a range of schools including St Michaels Primary school, Tenterden Infants and Junior schools and Homewood Secondary school.

The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beech Golf Club with salt water spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service to London St Pancras departs (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

Services - Mains Water, Sewage, Gas and Electricity

Tenure - Freehold

Council Tax Band - F

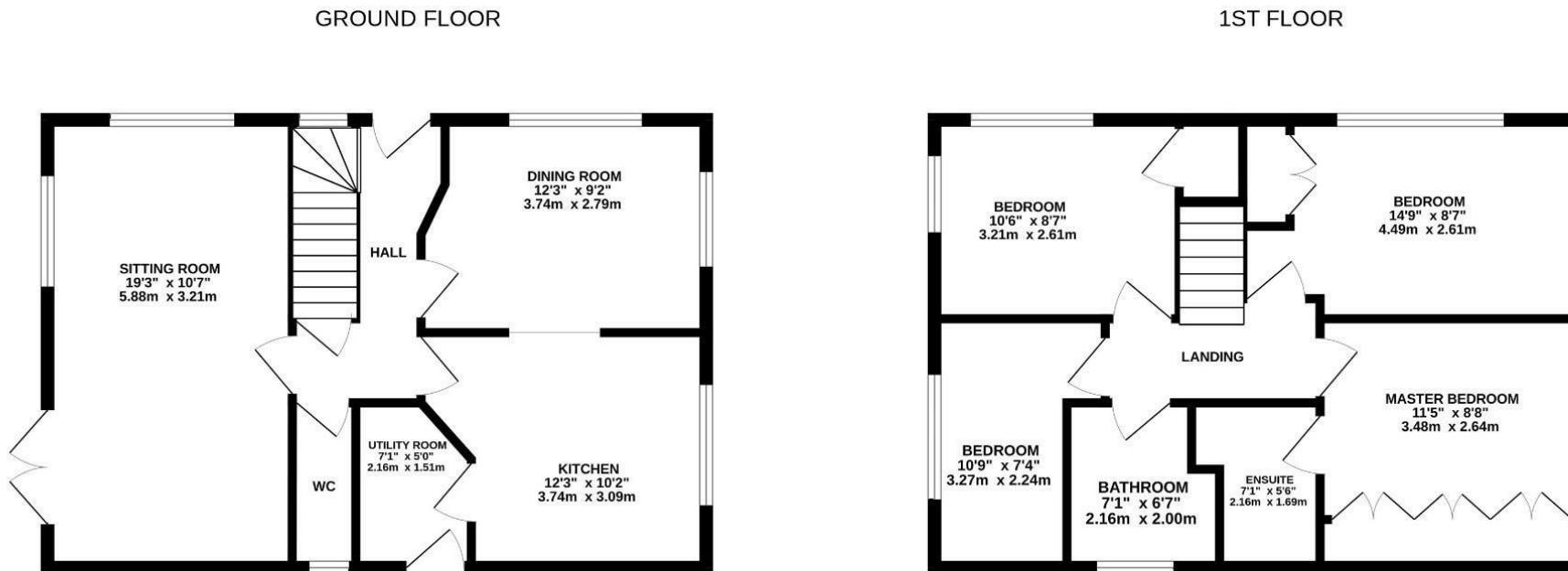
Average Broadband Speed 13mb to 1000mb

Mobile Phone Coverage - Okay to Good

Flood Risk - Very Low



Tenure: Freehold
Council Tax Band: F



- FOUR BEDROOM DETACHED FAMILY HOME
- DOUBLE GARAGE AND SPACIOUS BLOC KPAVED DRIVEWAY
- OPEN PLAN KITCHEN/DINING ROOM
- INSULATED GARDEN SHED/OFFICE
- MODERN BATHROOM
- CLOSE TO AMENITIES AND LOCAL SCHOOLS
- GENEROUS SIZED SITTING ROOM
- WALKING DISTANCE TO HIGH STREET

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.